

111 The Promenade, Camp Hill, Qld 4152

Place. **P**

House For Sale

Friday, 15 March 2024

111 The Promenade, Camp Hill, Qld 4152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 769 m2

Type: House



James Curtain
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Chris Dixon
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Buyers in the mid \$2ms

A hidden sanctuary on top of the hill, this peaceful and private home presents a coveted address on The Promenade. Harnessing mesmerising views across the mountains, and out to the bay on a clear day, this breezy retreat is immersed in tranquillity with meticulous landscaping and a green corridor next door. Effortlessly opening to the outdoors and showcasing a contemporary design with industrial elements, the house boasts exquisite proportions that match the sweeping aspect. Generating magnificent flow, the front door moves effortlessly across the lower level to the living area, dining space, gourmet kitchen and alfresco terrace, keeping you connected to children, guests and the blissful tree-lined backdrop. Sure to excite the resident cook, the kitchen is expertly adorned with Carrara marble benchtops, 2pac cabinetry, Smeg appliances and a butler's pantry. Experience the relaxing ambience outdoors, with stacker doors extending to a private terrace, arbour, saltwater swimming pool, secure backyard, and flourishing gardens, forming a refuge for quiet contemplation, enviable entertaining, and afternoon drinks in the sunshine. A light-filled study and a kid's library/lounge create additional breakout zones within the home, and four bedrooms, two bathrooms and two powder rooms provide a family-friendly design. Embrace the lush green surroundings and scenic mountainscape from the master suite, revealing a walk-through robe and ensuite with dual vanities and a rainfall shower. The second bathroom includes a deluxe bathtub and a chute to the laundry below. Additional property highlights:- 3-metre ceilings; entry void; concrete floors; timber accents; stacker doors- Smeg oven, steamer, induction cooktop and fully integrated dishwasher- Remote double garage; garden sheds; ample internal storage - Secure off-street area for additional parking, basketball or scooters- Fully-fenced and private 769sqm lot with secure double entry gates - Ducted air-conditioning; intercom system; downlights- 6.6kW solar system; water tank; provision for pool heating. Resting high on the hill, just a stone's throw from Seven Hills Bushland, you will adore the peaceful and private position. On the doorstep of excellent schools, including San Sisto, Villanova, Churchie and Loreto, and only 15 minutes from the CBD, families are assured lifestyle convenience. The local shops are 1km away, and you can dine and socialise with friends at nearby Martha Street, Camp Hill Marketplace and The Corso. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.